

Freestanding Building



800

S PACIFIC COAST HIGHWAY
EL SEGUNDO



11,632 SF
OFFICE SPACE
AVAILABLE TO
LEASE

ADDRESS

800 S Pacific Coast
Hwy, El Segundo

SIZE

11,632 SF Available

SPACE TYPE

Creative Office

PARKING

41 Spaces
at \$75/mo

ASKING RATE

\$4.50 MG

PROPERTY
DETAILS

High-end
build out

Plug and Play

Surface
Parking

Gym with
showers

Freestanding
Building

11,632 SF
OFFICE SPACE
AVAILABLE TO
SUBLEASE



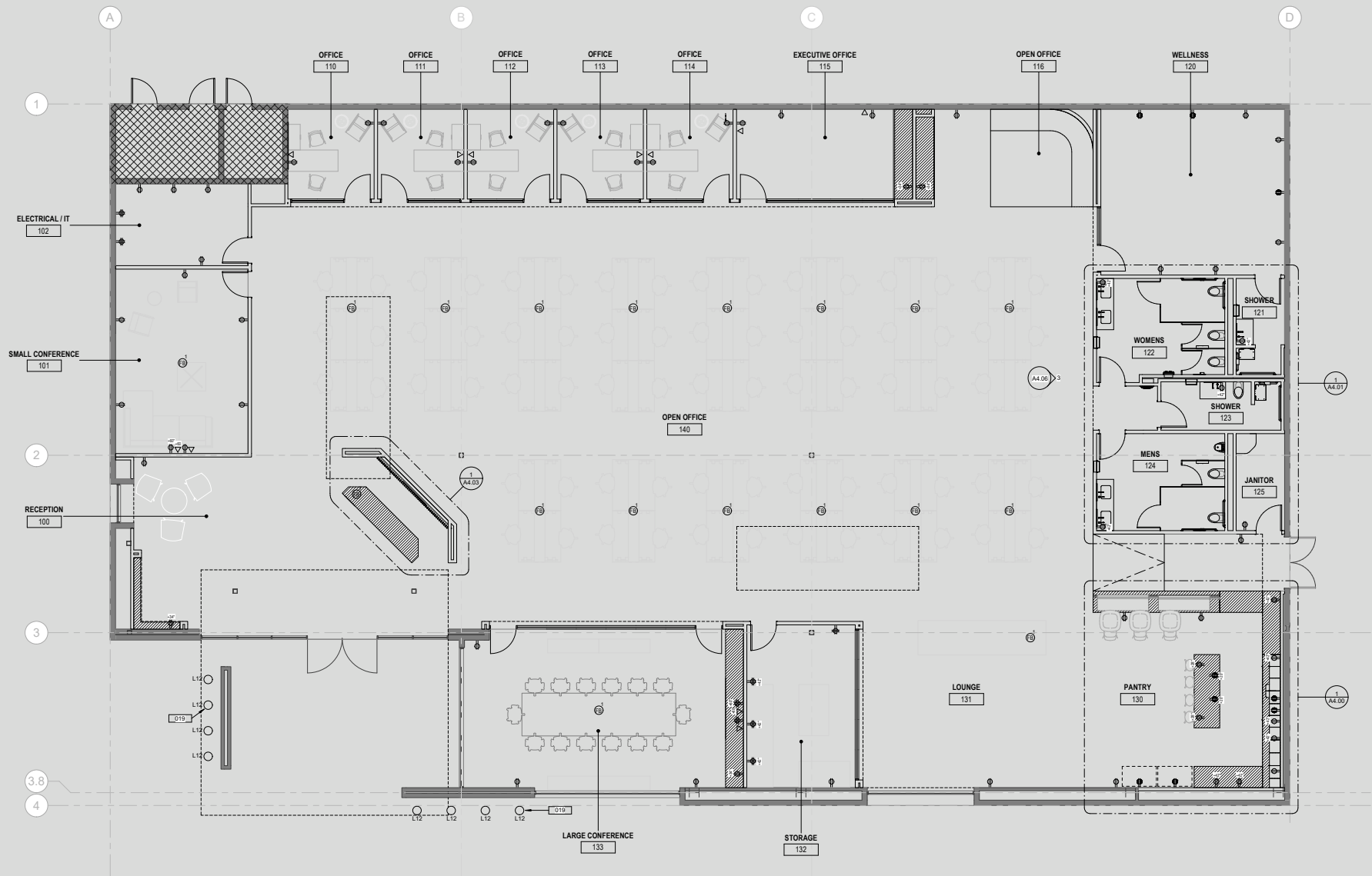
PROPERTY HIGHLIGHTS





PROPERTY PHOTOS

11,632 SF **OFFICE SPACE**
AVAILABLE TO LEASE



FLOOR PLAN

El Segundo

THE PLACE TO BE



K **NOWN FOR ITS** friendly, small-town charm and diverse business community, El Segundo has a vibrant downtown and boasts a lively hospitality sector with fifteen hotels and a variety of restaurants and shops.

11,632 SF
OFFICE SPACE
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LEASE

As one of Southern California's most business friendly cities, it has a robust economy spanning aerospace, bioscience, IT, and creative media.

El Segundo provides significant business license tax savings. Annual tax for the first \$10 million in receipts or the 1st 100 employees, as applicable. As shown below:

TAX INCENTIVES

CITY	ANNUAL TAX
Los Angeles	\$55,000
Santa Monica	\$50,294
Culver City	\$30,060
El Segundo	\$13,048

317,583

EMPLOYEES
WITHIN 5 MILES

\$188,571

AVG, HOUSEHOLD
INCOME WITHIN 1 MILE

154,843

POPULATION
WITHIN 3 MILES

60.8%

OF POPULATION
DRIVE 24 MINUTES OR
LESS TO WORK

79.8%

WHITE COLLAR WORKERS
WITHIN 1 MILE

LOCAL AMENITIES



800 PACIFIC COAST HIGHWAY *El Segundo*

FOR MORE INFORMATION,
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CBRE

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